

DISTRICT II ADVISORY BOARD

Minutes – September 10, 2001

The District II Advisory Board meeting was held at 7 p.m. at the Rockwell Branch Library, 5939 E. 9th Street North.

Members Present

Vice-Mayor Joe Pisciotte
David Babich
Tom Byrne
Martha Bruce Fair
Michele Chauncey
Larry Frutiger*
John Fuller
Tim Goodpasture
Shirley Jefferson
Mike Jones
Kathy Wegner

Members Absent

Kevin Bright*
Charlotte Foster
Mike Pompeo

City of Wichita Staff

Jim Armour, Public Works
Walt Bratton, Parks & Rec.
Leah Hoffman, Parks & Rec.
Donte Martin, CMO
Jess McNeeley, MAPD

Guests

Lana Anderson
W.G. Armstrong
Jeff Bradley
Jay Cooper
Tylan Dyer
Russ Ewy
Celia Gorlich
Elaine Harvey
Michael Helsel
Cathy Hill
Bonnie Huy
Beth King
Mary Kruse
Wilbur Kruse
Keith Martin
Christine Ryan
Scott Walz
Cy Wiggans

* Denotes alternate DAB member

Council Member Joe Pisciotte called the meeting to order at 7:00p.m.

Michele Chauncey (Babich) moved the agenda be approved as submitted.
The motion passed (9-0).

No items were submitted for the public agenda, board agenda, unfinished business agenda, or the traffic agenda.

New Business

1. Hillside Improvements Central to Kellogg

James Armour, Public Works, **Jeff Bradley**, Baughman Company, P.A., and **Tylan Davis**, Baughman Company, P.A., presented proposed improvements to Hillside between Central and Kellogg. These improvements would widen Hillside to a 5-lane road with the center lane designated as a turning lane. The project would also provide pedestrian crossings and sidewalk. The project will be funded by the City of Wichita as a part of the CIP program. The City of Wichita will administer the design and construction. Traffic projections for the year 2030 estimate 26000 cars will travel the corridor daily

The goals and objectives of the project are to: 1) reduce bottle-necks w/ left turn lanes; 2) widen the sidewalk sections; 3) explore the possibility of relocating electric/cable underground; 4) beautify the corridor; 5) utilize existing pavement to minimize disruption; 6) prepare for the future widening of Douglas.

The project should take 10-12 months to complete. There may be a need to acquire property adjacent to this project and Property Management is providing cost estimates. Widening will occur east of Hillside from Kellogg to English and west of Hillside from English to 3rd Street North. Hillside is a boundary line between Council Districts II & I. District II is located east of Hillside in this area.

Vice-Mayor Pisciotte asked if there is enough space to create a boulevard beautified by tree plantings and buried utility poles.

Armour replied that limited right-of-way in the areas adjacent to Hillside limit design options. Burying utilities is being explored in an effort to beautify the thoroughfare.

David Babich asked if the purpose of this project is to improve access for through traffic.

Armour replied the purpose of the project is to improve traffic capacity and the safety of Hillside.

Vice-Mayor Pisciotte thanked Baughman Company P.A., and Jim Armour for the presentation and encouraged them to keep DAB II aware of any developments.

Action taken: Received and filed.

2. District II Parks and Greenways

Walt Bratton & Leah Hoffman, Superintendents of Park and Recreation, appeared before the DAB and answered questions pertaining to parks and recreation. **Bratton** oversees the parks north of Kellogg and **Hoffman** is responsible for the parks south of Kellogg.

Michele Chauncey stated the green areas on Kellogg near Edgemoor and Oliver are poorly maintained. **Chauncey** asked who is responsible for maintaining the landscaping on Kellogg.

Hoffman replied Parks Department is responsible for maintaining the landscaping on Kellogg. Safety issues are a major concern and have been a barrier to Parks Department properly maintaining Kellogg. The type of landscaping adorning Kellogg requires intense care, and it has been difficult to access these areas frequently due to high traffic volume. This corridor has been made a priority and the appearance should improve.

Larry Frutiger asked if there has been any thought to creating more parks in the eastern areas of Council District II.

Hoffman replied Parks Dept. is looking to increase the number of Parks citywide. With USD 259 developing new schools and closing others the possibility exists some land suitable for park uses may become available.

Vice-Mayor Pisciotte thanked Walt & Leah for their presentation and expressed his confidence that the maintenance of parks will continue to improve.

Action taken: Received and filed.

Planning Agenda

3. ZON2001-00053

Jess McNeeley, MAPD, presented this requested zone change from “SF-5” Single Family Residential to “LI” Limited Industrial with a protective overlay. The requested change is generally located South of 45th Sr. North and west of Webb Rd. (4211 N. Webb Rd.) The applicant is proposing to redevelop the property for restricted industrial uses.

Jess McNeely, MAPD, described the request and responded to questions. Mr. McNeely explained that MAPD staff recommends approval of the proposed zone change subject to conditions listed the MAPD staff report including the Protective Overlay.

Russ Ewy, agent for the applicant, discussed the zone change request and the protective overlay. Mr. Ewy also responded to citizen and DAB member inquiries.

Citizens were allowed to express their concerns with the project. Those concerns included but were not limited to: 1) the zoning, uses and character of the neighborhood; 2) the detrimental effect to nearby property; and 3) opposition of the neighborhood.

The DAB members recommended approval of the proposed zone change subject to conditions listed in the MAPD staff report including the protective overlay, the inclusion of a condition limiting building height to 30ft. on the 5 acres nearest adjacent residential property, and the codified agreement to remove the concrete/asphalt plant within one year.

Action Taken: The DAB members voted 7-1 (Chauncey) to recommend approval of the proposed zone change subject to conditions listed in the MAPD staff report including the protective overlay, the inclusion of a condition limiting building height to 30ft. on the 5 acres nearest adjacent residential property, and the codified agreement to remove the concrete/asphalt plant within one year.

4. CON2001-00048

Jess McNeeley, MAPD, presented this requested conditional use to allow a group residence, limited. The current zoning is “TF-3” Two-Family. The requested change is generally located on East 2nd Street North between Hillside and Rutan. (3242 East Second)

Jess McNeely, MAPD, described the request and responded to questions. Mr. McNeely explained that MAPD staff recommends denial of the conditional use based on findings listed the MAPD staff report.

Neither **Ron Doty**, owner, or **Alma Johnson**, agent, appeared before the DAB. There was no presentation on behalf of the applicant.

Vice-Mayor Pisciotte asked if anyone in attendance would like to express their concerns with the project.

Celia Gorlich, President College Hill Neighborhood Association, stated College Hill Neighborhood Association is against the conditional use request.

David Babich (Jones) moved the DAB recommend denial of the Conditional Use request.

The motion recommending denial of the Conditional Use request passed unanimously (8-0).

Action Taken: The DAB members recommended (8-0) disapproval of the Conditional Use request.

With no further business the meeting adjourned at 9:45.

Respectfully submitted,

Donte Martin
Neighborhood Assistant
District II